

## NOTICE OF APPLICATION/HEARING

The City of Bainbridge Island has received a Master Land Use Permit Application for the following project. The public has the right to review contents of the official file, provide written comments, participate in any public meetings or hearings, and request a copy of the decision. This notice is posted at the project site, in City Hall kiosks, the City of Bainbridge Island website, mailed to property owners within 500 feet of any boundary of the subject property and including any property within 500 feet of any contiguous property in the applicant’s ownership and published in the Bainbridge Island Review.

<b>PROJECT DESCRIPTION:</b>	Construct a single-family residence with a footprint of 1080 sq ft on a lot containing critical areas.
<b>PROJECT NAME:</b>	Manitou RUE & VAR
<b>PROJECT NUMBER:</b>	PLN51687 RUE & PLN51687 VAR
<b>PERMIT TYPE:</b>	Reasonable Use Exception (RUE) & Variance (VAR)
<b>TAX PARCEL:</b>	14250230402005
<b>PROJECT SITE:</b>	Manitou Beach Dr NE
<b>DATE SUBMITTED:</b>	May 21, 2020
<b>DATE COMPLETE:</b>	October 23, 2020
<b>DATE NOTICED:</b>	November 13, 2020
<b>COMMENT PERIOD:</b>	November 13, 2020 – December 4, 2020



Comments must be submitted no later than 4:00pm on Friday, December 4, 2020.

**Public comments may be mailed, emailed or personally delivered to the City using the staff name and contact information provided on this notice.** The public comment period for this application is 21 days (\*extended due to holiday\*) and the City will not act on the application until the comment period has ended. Any person may comment on the proposed application, request notice of and participate in the public hearing and request a copy of the decision. Only those persons who submit written comments prior to the decision or participate in the public hearing will be parties of record and only parties of record will have the right to appeal.

**STAFF CONTACT:** **Annie Hillier, Planner**  
 ahillier@bainbridgewa.gov or (206) 780-3765

**DATE OF HEARING:** January 28, 2021 at 10:00 am (tentative)  
 This is a **tentative date only**. Please go to the City website at bainbridgewa.gov and search 'Project Hearing Schedule' to view any updates on the date/time of the hearing. Hearings are held at Bainbridge Island City Hall, Council Chambers, 280 Madison Avenue North, Bainbridge Island.

**PROJECT DOCUMENTS:** <https://ci-bainbridgeisland-wa.smartgovcommunity.com/PermittingPublic/PermitDetailPublic/Index/e05e3a2e-2909-458a-97ac-abc2010a2e25? conv=1>

To review documents and environmental studies submitted with this proposal, please follow the link above or go to the City website at bainbridgewa.gov, select 'Online Permit Center'

and search using the project information noted above. Files are also available at the Planning & Community Development Department at City Hall.

**ENVIRONMENTAL REVIEW:** This proposal is exempt from State Environmental Policy Act (SEPA) review pursuant to WAC 197-11-800.

**REGULATIONS/POLICIES:** Applicable development regulations and policies to be used for project mitigation and consistency include, but may not be limited to, the City of Bainbridge Island 2016 Comprehensive Plan, the Bainbridge Island Municipal Code (BIMC) Chapter 2.16 (Land Use Review Procedures), Title 15 (Buildings and Construction), Title 16 (Environment) and Title 18 (Zoning).

**OTHER PERMITS:** Other permits not included in this application but known at this time include building permits.

**DECISION PROCESS:** This type of land use application is classified as a 'Quasi-Judicial Decision by a Hearing Examiner' pursuant to BIMC 2.16.010-1 and requires a public hearing pursuant to BIMC 2.16.020.C. Following the close of the public hearing, the Hearing Examiner will issue a written decision and a notice of the decision will be sent to those parties who comment on this notice or participate in the public hearing. Appeal provisions will be included with the notice of decision.